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FILE: PA 01-0034

DATE: July 10, 2001

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA01-0034 – Secor Residence - A request to permit grading in excess of 500 cubic yards on a building site with slopes in excess of 15% in connection with the construction of a single-family dwelling.

APPLICANT: Jay Crawford, (Agent)

I. NATURE OF PROJECT:

The project site is located at 11974 Red Hill, Santa Ana within the 125-E4/20,000 “Small Estates” District. The building site is a portion of the Irvine Ranch Subdivision Block 14, is 1.02 acre (44,780 square feet). The proposed project consists of grading in excess of 500 cubic yards on a site with a slope in excess of 15%, therefore approval of a Site Development Permit is required, pursuant to Orange County Zoning Code Section 7-9-139. The project consists of construction of a custom single-family home with an attached 4-car garage, a swimming pool, a terrace and a gazebo.

The surrounding properties on the north and south are also designated 125-E4/20,000 “Small Estates”. The grading on the site is proposed to create a flat building pad with a yard and pool area as well as two driveways, one leading to the garages and another one leading to the rear of the site. During a preliminary project review at the Development Processing Center (DPC), the lot was deemed a flag lot due to its configuration and access which consists of a long narrow roadway across several properties. This access way also includes various utility easements. The proposed building pad location complies with the development standards applicable to flag lots within the 125-E4/20,000 “Small Estates” District, including setbacks, building height and lot coverage.

The grading proposed includes 1,250 cubic yards of cut and 1,600 cubic yards of fill, with a balance of approximately 350 cubic yards of dirt proposed to be imported to the site. The slopes contain vegetation, consisting of ornamental plant material and weeds, none of which are biologically sensitive. There are a number of retaining walls surrounding the proposed building pad subject of this grading permit. The height of these retaining walls, which are engineered to support the flat building pad, ranges from 1 to 6 feet tall. The applicant is proposing to improve the access/utility easement with new pavement, curbs and retaining walls. Therefore, prior to obtaining a grading permit, the applicant has agreed to obtain consent for such improvements in

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writing from the utility companies and adjacent land owners who share rights to the subject easement. (Exhibits 1 and 2)

The project was routed to County Departments and Sections, and to the North Tustin Advisory Committee, for review and comment. On May 16, 2001, the North Tustin Advisory Committee unanimously approved the site plan as presented. In addition, Negative Declaration No.01-0034 has been prepared and was posted for public review from June 14, 2001 to July 5, 2001.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code sections 7-9-150 "Discretionary Permits and Procedures" and Section 7-9-139 "Grading and Excavation".

III. ENVIRONMENTAL DOCUMENTATION:

In accordance with Section 21080(c) of the Public Resources Code, and CEQA Guidelines Section 15074, Negative Declaration No. PA 01-0034, which reflects the independent judgement of the lead agency Orange County, satisfies the requirements of CEQA and it is adopted for the proposed project based upon the findings attached in Appendix A.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

Date: _____

By: _____
Chad Brown, Chief
CPSD/Site Planning Section

MC: Staff Reports\Document8

Document8

APPEAL PROCEDURE

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Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Exhibit 1. Applicant Memorandum

Exhibit 2. Subject site and easement

Appendix A – Findings

Appendix B - Conditions of Approval

Certificate of Exemption and Negative Declaration